168.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	796,700 / 796,700
					USE VALUE:	796,700 / 796,700
					ASSESSED:	796,700 / 796,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEVY KELLY S & DAVID J
Owner 2:	
Owner 3:	
Street 1:	95 RHINECLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FAULKNER LESLIE C -
Owner 2:	-
Street 1:	95 RHINECLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Clapboard Exterior and 1759 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	376,700		420,000	796,700
Total Card	0.138	376,700		420,000	796,700
Total Parcel	0.138	376,700		420,000	796,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.93 | /Parcel: 452.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	111505
GIS Ref	
GIS Ref	
Insp Date	07/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 168.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	376,700	0	6,000.	420,000	796,700	796,700	Year End Roll	12/18/2019
2019	101	FV	356,900	0	6,000.	420,000	776,900	776,900	Year End Roll	1/3/2019
2018	101	FV	356,900	0	6,000.	354,000	710,900	710,900	Year End Roll	12/20/2017
2017	101	FV	356,900	0	6,000.	324,000	680,900	680,900	Year End Roll	1/3/2017
2016	101	FV	327,100	0	6,000.	276,000	603,100	603,100	Year End	1/4/2016
2015	101	FV	271,300	0	6,000.	240,000	511,300	511,300	Year End Roll	12/11/2014
2014	101	FV	271,300	0	6,000.	222,000	493,300	493,300	Year End Roll	12/16/2013
2013	101	FV	271,300	0	6,000.	211,200	482,500	482,500		12/13/2012

!13021!

PRINT

Date	Time
12/11/20	03:02:06

LAST REV

Date	Time
12/06/18	15:10:19
danam	
13021	

USER DEFINED

Prior Id # 1:	111505
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FAULKNER LESLIE	65860-593		8/5/2015		751,000	No	No		
MURPHY DONALD R	48081-258		8/30/2006		575,000	No	No		Richard A Gillis dod 10/21/11
	9569-329		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2018	1344	Inter Fi	140,000	O				
9/5/2018	1256	Inter-De	5,000	C				
9/1/2011	1069	Redo Bat	7,400	C				PARTIAL REDO / REP
5/24/2007	378	New Wind	2,000					
7/13/1992	297		13,000					RENOVATE KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
5/10/2016	Sales Review	PT	Paul T
10/18/2008	Meas/Inspect	201	PATRIOT
12/5/2006	MLS	MM	Mary M
12/13/1999	Meas/Inspect	264	PATRIOT
7/12/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	93168
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	394862
Depreciation:	18164
Depreciated Total:	376698

COMMENTS

OF=LAUNDRY SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

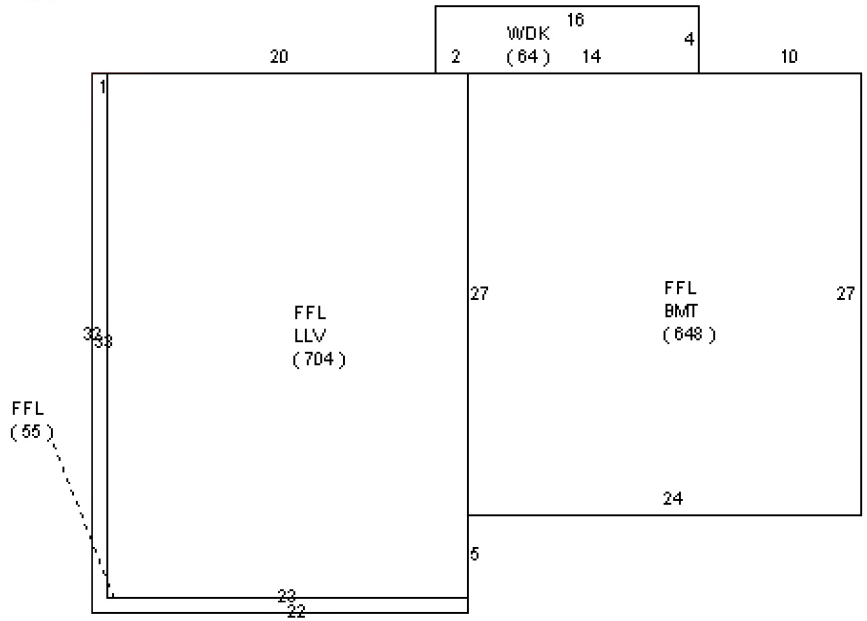
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.06
Special Features:	0	Val/Su Net:	133.44
Final Total:	376700	Val/Su SzAd	267.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,407	128.240	180,430
LLV	Lower Level	704	84.400	59,415
BMT	Basement	648	38.470	24,929
WDK	Deck	64	16.000	1,024

Net Sketched Area:	2,823			Total:	265,798
Size Ad	1407	Gross Are	2823	FinArea	1759

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	